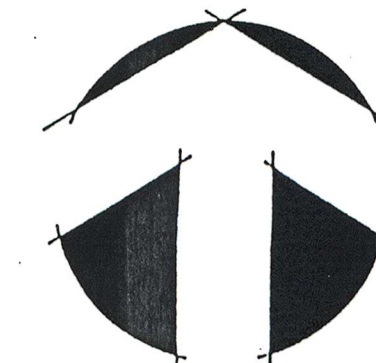


8L6 #

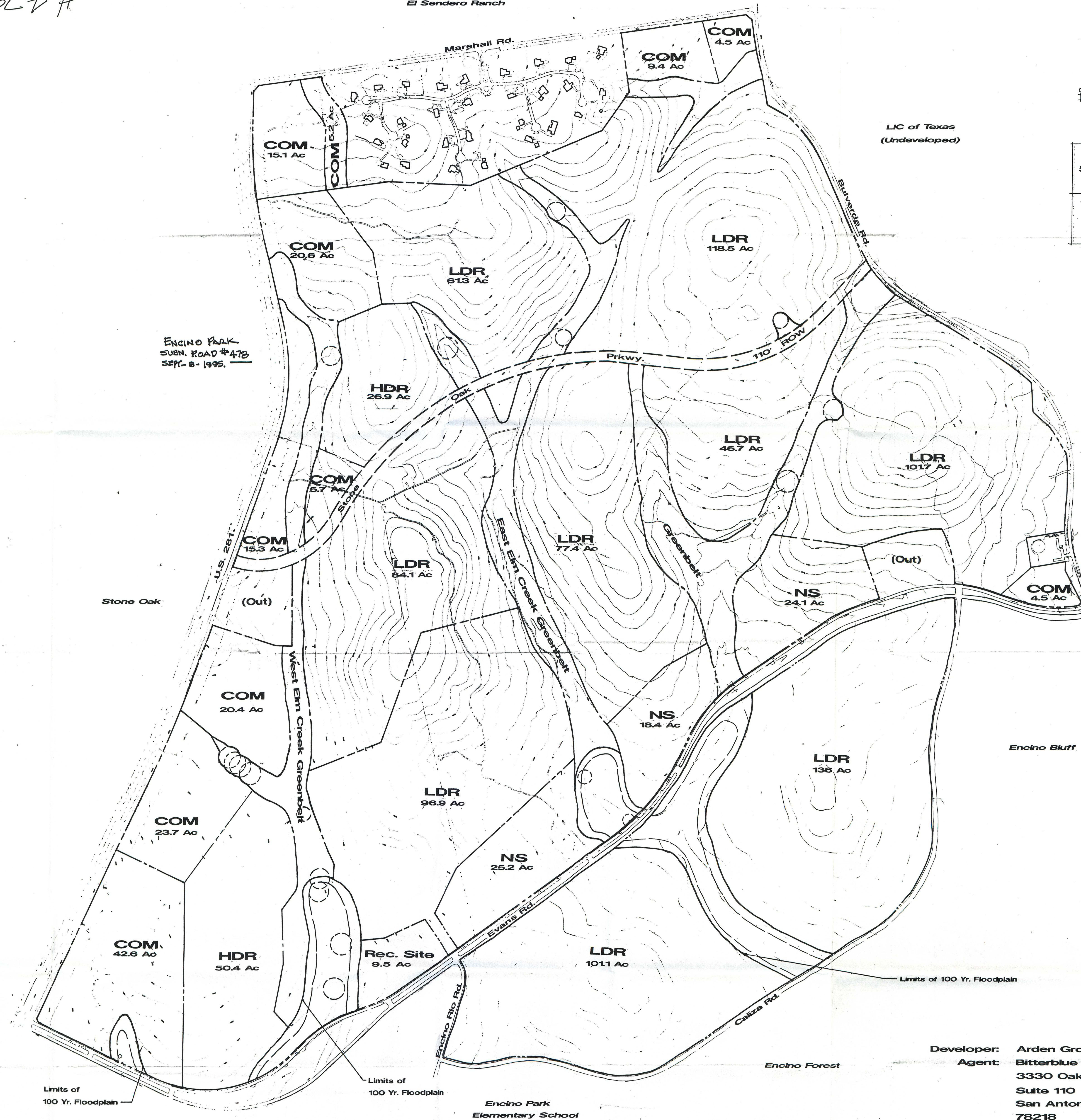
El Sendero Ranch



0 200' 400' 800'

LIC of Texas
(Undeveloped)

| | |
|------------|---------|
| 5 Acres | 5 Acres |
| (20 Acres) | |
| 10 Acres | |



Limits of
100 Yr. Floodplain

Limits of
100 Yr. Floodplain

Limits of 100 Yr. Floodplain

(Undeveloped)

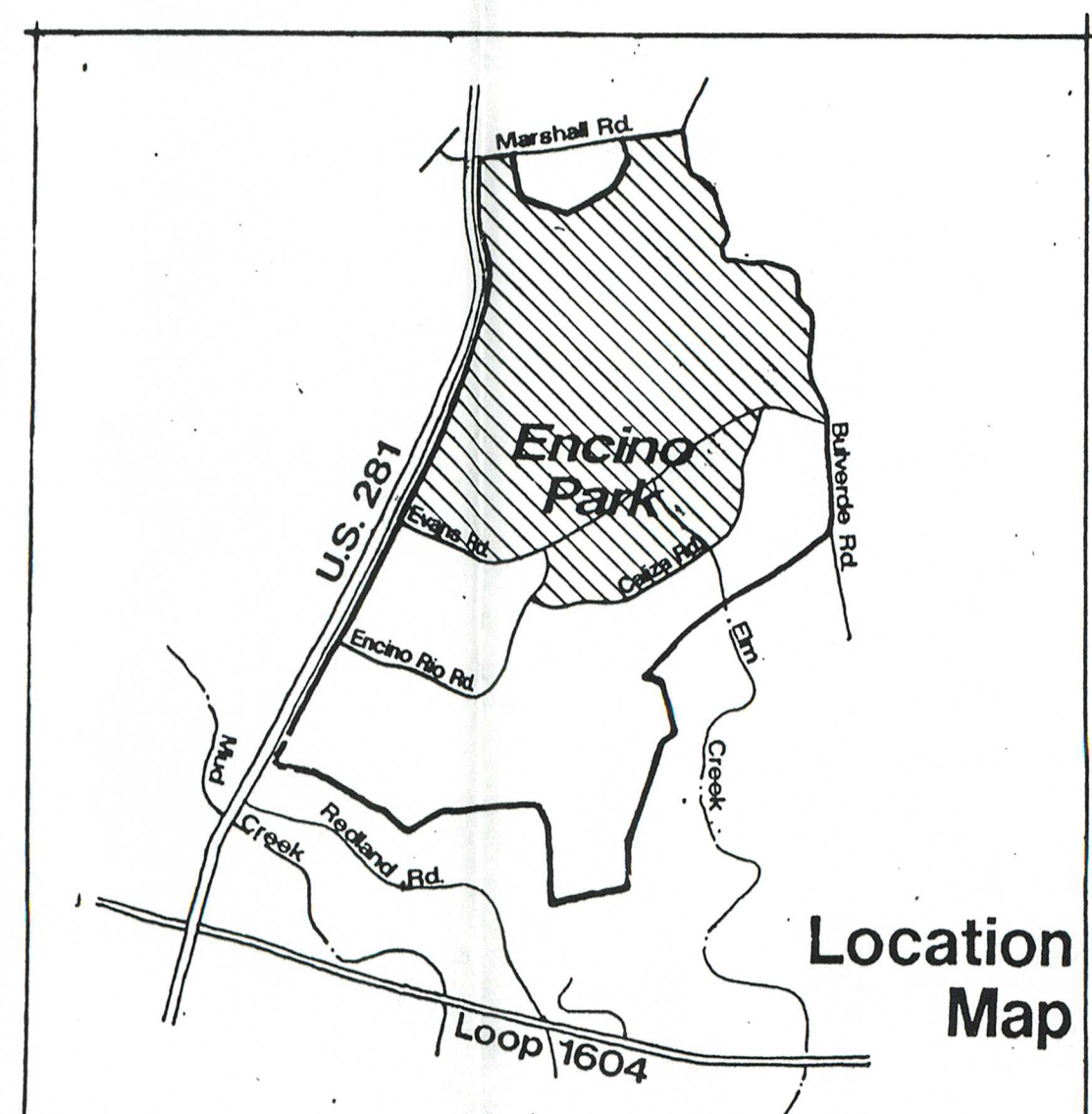
Land Use Summary:

| Land Use | | Acreage |
|--------------------------|-----|---------|
| Low Density Residential | LDR | 823.7 |
| High Density Residential | HDR | 77.3 |
| Neighborhood Support | NS | 67.7 |
| Commercial | COM | 167 |
| Total Developable | | 1135.7 |
| Total Nondevelopable | | 178.1 |
| Total Acreage | | 1313.8 |

† Neighborhood Support (NS) is restricted to the following permitted Land Uses:
Indoor veterinarian clinic with no outdoor boarding or runs, pet grooming clinic, day care schools-children, day care facility-adults, church and synagogues, neighborhood plant nursery not to exceed two acres in size, public and private schools, fire house and police substations, drug store neighborhood dry cleaning facility, bookstore, travel agency, electronics repair store, card shop, hobby supply store, library, locksmith, music store (cd's, tapes-not instrument), Dentist/physician office for individual practice or medical clinic not to exceed 4,000 square feet, optometry office, picture framing shop, post office, co-ed health club such as Racquetball and Fitness or Concord, shoe repair not to exceed 1,000 square feet, tailor/ alterations store.

| Non-Developable : | | Acreage |
|-------------------|---|---------|
| | Recreational Area | 9.5 |
| | Significant Recharge Feature with Buffer * and | 125.4 |
| | Discretionary Open Space | |
| | Floodplain Preservation Area with Buffer Zone * | 28.5 |
| | Stone Oak Parkway | 14.7 |
| Total | | 178.1 |

* As Per Draft Section 34 - Division 6, Unified Development
Code Proposed Ordinance 12-6-94 Draft



Location
Map

Encino Park Preliminary Overall Area Development Plan

8-2-95
5-3-95
3-13-95

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